Fountain Hills Housing Profile

Total Population

	1990	2000	% of county total in 2000	1990 – 2000 % Growth
Fountain Hills	10,030	20,235	0.7%	101.7%
Maricopa County	2,122,101	3,072,149	-	44.8%

Median Household Income

	1990	2000
Fountain Hills	$42,231	$61,619
Maricopa County	$30,797	$45,358
Arizona	$27,540	$39,067

Racial Composition

Race	1990	2000	% of total population 2000
White	9,842	19,478	96.3%
African American	41	119	0.6%
Native American	59	99	0.5%
Asian	56	180	0.9%
Other	32	359	1.8%
Hispanic	257	618	3.1%

Household Characteristics

	1990	2000
Total Households	3,972	8,653
Homeownership Rate	79.0%	83.7%
Average Household Size	2.53	2.34

Age Distribution

Age Group	1990	2000	% of total population 2000
Under 20	2,286	4,052	20.0%
20 – 54 yrs	4,714	9,134	45.1%
55 & Over	3,030	7,049	34.8%
Median Age	40.0	46.4	

Housing Inventory by Unit Type

Unit Type	1990	2000	% of all units in 2000	1990 – 2000 % Growth
Single Family	3,330	6,967	66.4%	109.2%
Townhouse / Condo	497	1,142	10.9%	129.8%
Multi-family Units	1,192	2,389	22.8%	100.4%
Manufactured Home	2	-	0.0%	-100.0
Other Units	40	-	0.0%	-100.0%
Total Units	5,061	10,498	-	107.43%

Assisted Housing Units Produced between 1996 - 2000

Fountain Hills	0
Maricopa County	8,344

Housing Affordability Gap

	Fountain Hills	Maricopa County
Total Gap	1,068	108,373
Gap as a % of Total households	12.3%	9.6%
% of Median household Income where total gap occurs	41%	

Median Multi-Family Rent in 2000

	Complexes Built Before 1995	Complexes Built After 1995
Median Rent	$650	$875
# of Units Surveyed	88	362

Single Family Home Sales Activity

	NEW		RESALE		TOTAL	
Year	# of Sales	Median Sales Price	# of Sales	Median Sales Price	# of Sales	Median Sales Price
1996	159	$172,500	520	$167,800	679	$169,100
1997	258	$249,000	581	$167,800	839	$198,300
1998	311	$232,800	641	$187,900	952	$208,200
1999	323	$263,400	714	$214,000	1,037	$225,000
2000	257	$304,100	806	$225,100	1,063	$245,900